

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP (797-1101)

SUBJECT: Resolution - Plat Amendment

DG 10-3-00, Stirling Trail West Plat - 5995 University Drive, Generally located at the northwest corner of Stirling Road and University Drive.

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "STIRLING TRAIL WEST PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF:

In order to redevelop the former Winn-Dixie store at University Creek Plaza with a Home Depot, the applicant proposes to amend the restrictive note on the Plat from 6,000 square feet of bank, 5,000 square feet of fast food restaurant, 1,500 square feet of commercial (no restaurants) and 134,180 square feet of commercial; to 136,467 square feet of home improvement store, and 86,700 square feet of commercial. The proposed plat amendment does not increase the number of trips on the roadway network and is consistent with the permitted use of the B-2, Community Business District.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve subject to finding of sufficient roadway capacity.

Attachment(s): Resolution, Planning report, Justification, Plat, Land Use map, Subject Site map, and Aerial.

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE RESTRICTIVE NOTE OF THE "STIRLING TRAIL WEST PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as Stirling Trail West Plat was recorded in the public records of Broward County in Plat Book 123, Page 11; and

WHEREAS, the owners desire to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed revision to the restrictive note shown on the Stirling Trail West Plat, the proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. The approval of this Resolution is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the request shall be deemed denied by the Town of Davie.

SECTION 3. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2001.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2001.

Application #: DG 10-3-00
Stirling Trail West Plat

Revisions:

Exhibit "A"

Original Report Date: November 13, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

Applicant Information

Owner:

Name: University Creek
Associates, Ltd.

Address: The Admiral Building
1645 SE 3 Court, Suite 200
City: Deerfield Beach, FL

Phone: (954) 420-1001

Agent:

Name: Sun-Tech Engineering, Inc.

Address: 160 West Oakland Park Blvd.

City: Ft. Laud., FL 33311

Phone: (954) 777-3123

Background Information

Application Request: To amend the restrictive note on the Plat **from** 6,000 square feet of bank, 5,000 square feet of fast food restaurant, 1,500 square feet of commercial (no restaurants) and 134,180 square feet of commercial; **to** 136,500 square feet of home improvement store, and 86,700 square feet of commercial.

Address/Location: 5995 University Drive, Generally located at the northwest corner of Stirling Road and University Drive.

Land Use Plan Designation: Commercial

Zoning: B-2, Community Business District

Existing Use: A 60,000 square foot retail center, 11,000 square feet of out-parcels and a 75,000 square-foot abandoned building.

Proposed Use: A 60,000 square-foot retail center, 11,000 square feet of out-parcels and 136,467 square foot Home Depot.

Parcel Size: 16.405 acres (714,595 square feet)

Surrounding Land Use:

North: Davie Square Shopping Center

South: Vacant Land across Stirling Road

East: Vacant Land and Amoco Gas Station across University Drive

West: Residential dwelling/ agricultural/ JCC across 82nd Avenue (under consideration for rezoning to B-2)

Surrounding Zoning:

North: B-2 (Community Business District)

South: A-1, (Agricultural District 1du/ac) across Stirling Road

East: B-2, (Community Business Center District) and CC, Commerce Center District

West: A-1, (Agricultural District 1 du/ac) (under consideration for rezoning to B-2)

Zoning History

Related Zoning History: None

Previous Request on same property: The subject plat was recorded by Broward County on November 6, 1984, Plat Book 123, Page 11 of the Broward County records.

The site plan for the University Creek Plaza was approved by Town Council on May 5, 1985.

On march 21, 2001, Town Council approved on first reading a request to rezone 6.12 acres of property from A-1, Agricultural District to B-2, Community Business Center District, located to the west of the subject site to accommodate an expanded parking area for the proposed Home Depot. Council also approved a variance request V 11-1-00 from Code Section 12-208(A)(29)(a) which stipulates parking requirements for shopping centers and Section 12-55 stipulates the maximum size of commercial buildings and developments within the various commercial zoning districts.

Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

None

Comprehensive Plan Considerations

Planning Area: This property falls within Planning Area 10, generally located north of Stirling Road, south of Griffin Road, east of Pine Island Road, and west of SW 76 Avenue. The east side of this corridor is predominantly small-scale commercial development, with multi-family residential development (one existing, one proposed) and plant nurseries on the northern half of the corridor, and commerce park development and cattle grazing on commerce park-zoned lands on the southern half.

Broward County Comprehensive Plan: The Broward County Comprehensive Plan requires that any changes to the restrictive note on the plat be reviewed and approved or disapproved by the municipality, and with final approval by Broward County Commission.

Flexibility Zone: The proposed plat is in Flexibility Zone 102.

Concurrency Considerations: Based upon the most recently distributed edition of the Broward County Overcapacity Roadway Map, the subject area is in a compact deferral area. The application and accompanying trip calculations indicates no increase in trips on the roadway network.

Applicable Goals, Objectives & Policies: Several plan policies require consideration of traffic impacts from proposed development, and maintenance of adopted levels of service (see concurrency considerations).

Staff Analysis

The delegation request provides for a 59,980 square foot decrease in overall commercial use from 146,680 square feet to 86,700 square feet. The decrease in square footage will enable the developer to provide a 136,467 square foot home improvement store.

Staff finds the delegation request is consistent with the B-2, Community Business District permitted uses, and is subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the delegation request shall be deemed denied by the Town of Davie.

Findings of Fact

The proposed change is not contrary to the Land Development Code or the adopted Comprehensive Plan, as amended, or any element or portion thereof.

Staff Recommendation

Recommendation: Based upon the above and the positive findings of fact, staff recommends approval of application number DG 10-3-00, subject to finding of sufficient roadway capacity.

Exhibits

Resolution, Planning Report, Justification letter, Plat, Land Use Map, Subject Site, and Aerial

Prepared By: _____

Reviewed By: _____



Engineers • Planners • Surveyors

Sun-Tech Engineering, Inc.

1600 West 64th St. P.O. Box 1
Fort Lauderdale, FL 33311
954777 3114 • F. 954777 3114
E. mtl@suntech-engineering.com

March 22, 2001

Geri Baluss
Planning Aide
Town of Davie
Development Services Department
6591 Orange Drive
Davie, Florida 33314


RE: Home Depot Stirling Road
And University Drive
PN: 99.2388

Dear Ms. Baluss:

Please be advised that this letter shall give you the authority to revise the application for the delegation request to amend the plat note on the above mentioned project from a proposed note of "This plat is restricted to 136,500 square feet of home improvement store and 86,700 square feet of commercial" To "This plat is restricted to 136,467 square feet of home improvement store and 86,700 square feet of commercial"

Once again thank you for your time and should you have any questions please feel free to call.

Sincerely:
SUN-TECH ENGINEERING, INC.



Michael Choi
Principal

A SUBDIVISION OF SECTION 16 TRACTS IN THE 21ST TOWNSHIP 30 SOUTH RANGE 4 EAST OF THE EVERGLADES SURVEY AND LAND COMPANY SUBDIVISION OF SECTION 25, T21S 30S 30E, GRASSY LAKE EAST COUNTY, FLORIDA, LYING WITHIN THE TOWN OF DAVID, BREVARD COUNTY, FLORIDA

CONCLUSION

BROWARD COUNTY PLANNING COUNCIL[illegible]

Journal of Health Politics, Policy and Law, 35(1): 101–116
DOI 10.1215/03616878-0750001
© 2009 by Duke University Press

For further information, contact the author, Dr. A. F. H. van der Wal, at the Department of Cell Biology, University of Groningen, 30-01, 3000 H B Groningen, The Netherlands. Tel. +31-6-30020200, Fax +31-6-30020201, E-mail: a.f.h.van.der.wal@azg.umcg.nl

3-11-68
3-11-68
3-11-68

1. Students are to read the text and summarize important facts and details, and answer questions 1-7.

George Smith

01478 9448 COORDINATE: 400000

[illegible][illegible]

DATA OF TABLE 1

Year	Age	Sex	Weight (kg)	Height (cm)	Body Mass Index (kg/m ²)	Waist Circumference (cm)	Waist-Hip Ratio	Waist-Height Ratio	Waist-Weight Ratio
1990	18	M	65.0	170.0	22.0	85.0	0.85	0.05	0.005
1991	19	F	55.0	160.0	20.8	75.0	0.80	0.04	0.004
1992	20	M	70.0	175.0	22.2	90.0	0.88	0.06	0.006
1993	21	F	60.0	165.0	21.5	80.0	0.82	0.05	0.005
1994	22	M	75.0	180.0	22.9	95.0	0.90	0.07	0.007
1995	23	F	65.0	170.0	22.0	85.0	0.85	0.05	0.005
1996	24	M	80.0	185.0	23.2	100.0	0.92	0.08	0.008
1997	25	F	70.0	175.0	22.2	90.0	0.88	0.06	0.006
1998	26	M	85.0	190.0	23.5	105.0	0.94	0.09	0.009
1999	27	F	75.0	180.0	22.9	95.0	0.90	0.07	0.007
2000	28	M	90.0	195.0	23.8	110.0	0.96	0.10	0.010
2001	29	F	80.0	185.0	23.2	100.0	0.92	0.08	0.008
2002	30	M	95.0	200.0	23.8	115.0	0.98	0.11	0.011
2003	31	F	85.0	190.0	23.5	105.0	0.94	0.09	0.009
2004	32	M	100.0	205.0	23.9	120.0	1.00	0.12	0.012
2005	33	F	90.0	195.0	23.2	110.0	0.96	0.10	0.010
2006	34	M	105.0	210.0	23.9	125.0	1.02	0.13	0.013
2007	35	F	95.0	200.0	23.8	115.0	0.98	0.11	0.011
2008	36	M	110.0	215.0	23.9	130.0	1.04	0.14	0.014
2009	37	F	100.0	205.0	23.5	120.0	1.00	0.12	0.012
2010	38	M	115.0	220.0	23.9	135.0	1.06	0.15	0.015
2011	39	F	105.0	210.0	23.8	125.0	1.02	0.13	0.013
2012	40	M	120.0	225.0	23.9	140.0	1.08	0.16	0.016
2013	41	F	110.0	215.0	23.5	130.0	1.04	0.14	0.014
2014	42	M	125.0	230.0	23.9	145.0	1.10	0.17	0.017
2015	43	F	115.0	220.0	23.8	135.0	1.06	0.15	0.015
2016	44	M	130.0	235.0	23.9	150.0	1.12	0.18	0.018
2017	45	F	120.0	225.0	23.5	140.0	1.08	0.16	0.016
2018	46	M	135.0	240.0	23.9	155.0	1.14	0.19	0.019
2019	47	F	125.0	230.0	23.8	145.0	1.10	0.17	0.017
2020	48	M	140.0	245.0	23.9	160.0	1.16	0.20	0.020
2021	49	F	130.0	235.0	23.5	150.0	1.12	0.18	0.018
2022	50	M	145.0	250.0	23.9	165.0	1.18	0.21	0.021
2023	51	F	135.0	240.0	23.8	155.0	1.14	0.19	0.019
2024	52	M	150.0	255.0	23.9	170.0	1.20	0.22	0.022
2025	53	F	140.0	245.0	23.5	160.0	1.16	0.20	0.020
2026	54	M	155.0	260.0	23.9	175.0	1.22	0.23	0.023
2027	55	F	145.0	250.0	23.8	165.0	1.18	0.21	0.021
2028	56	M	160.0	265.0	23.9	180.0	1.24	0.24	0.024
2029	57	F	150.0	255.0	23.5	170.0	1.20	0.22	0.022
2030	58	M	165.0	270.0	23.9	185.0	1.26	0.25	0.025
2031	59	F	155.0	260.0	23.8	175.0	1.22	0.23	0.023
2032	60	M	170.0	275.0	23.9	190.0	1.28	0.26	0.026
2033	61	F	160.0	265.0					

The second of these two statements is more general and thereby more useful in the general case of the analysis of a system. It states:

In a system, a component is the part of the system that is not a component of the system.

[Handwritten signature]

100

SECTION 23 DIVISION 80 600TH
AND LAND COMPANY SUBDIVISION OF SECTION
36 TOWNSHIP 24 NORTH
RANGE 10 EAST

1001 x 10³

EDWARD COLVY FINANCIAL AND ADMINISTRATIVE

By Paul J. S. and Paul J. S. all of the above named parties, I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of San Diego, State of California.

DEPT. COUNTY RECORDS DIVISION
MILWAUKEE 53201-2000

[illegible]

TOWN PLANNING AND ZONING BOARD
 100 N. Main St., 2nd Floor
 100 N. Main St., 2nd Floor
 100 N. Main St., 2nd Floor

TOWN - CONTINUED

[illegible]

Signature: _____

There are a number of reasons why the results of the study may be biased. First, the study was conducted in a single center, which may limit the generalizability of the findings. Second, the study was retrospective, which may introduce bias due to selection and recall. Third, the study did not control for confounding factors, such as age, sex, and comorbidities, which may have influenced the results. Finally, the study did not include a control group, which may have led to an overestimation of the prevalence of the condition.

$$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$$

1. **Abstract** - This paper discusses the importance of the abstract in a research paper. It provides guidelines for writing an effective abstract, including the use of keywords and the inclusion of the research question, methodology, results, and conclusions. The abstract should be concise and to the point, providing a clear overview of the study.

DATE OF DEPOSITED WITH SECRETARY OF THE ARMY
1917
1917

162 JJ 6.1661 AB 80

CPI
 CONSTRUCTION PLANNING
 CONSULTING INC.
 1000 15th St NW
 Suite 1000
 Washington, DC 20004
 (202) 462-1000
 FAX (202) 462-1001
 WWW.CPI-DC.COM

UNIVERSITY CREEK
 PLAZA
 BOUNDARY SURVEY

UNIVERSITY CREEK
 PLAZA
 BOUNDARY SURVEY

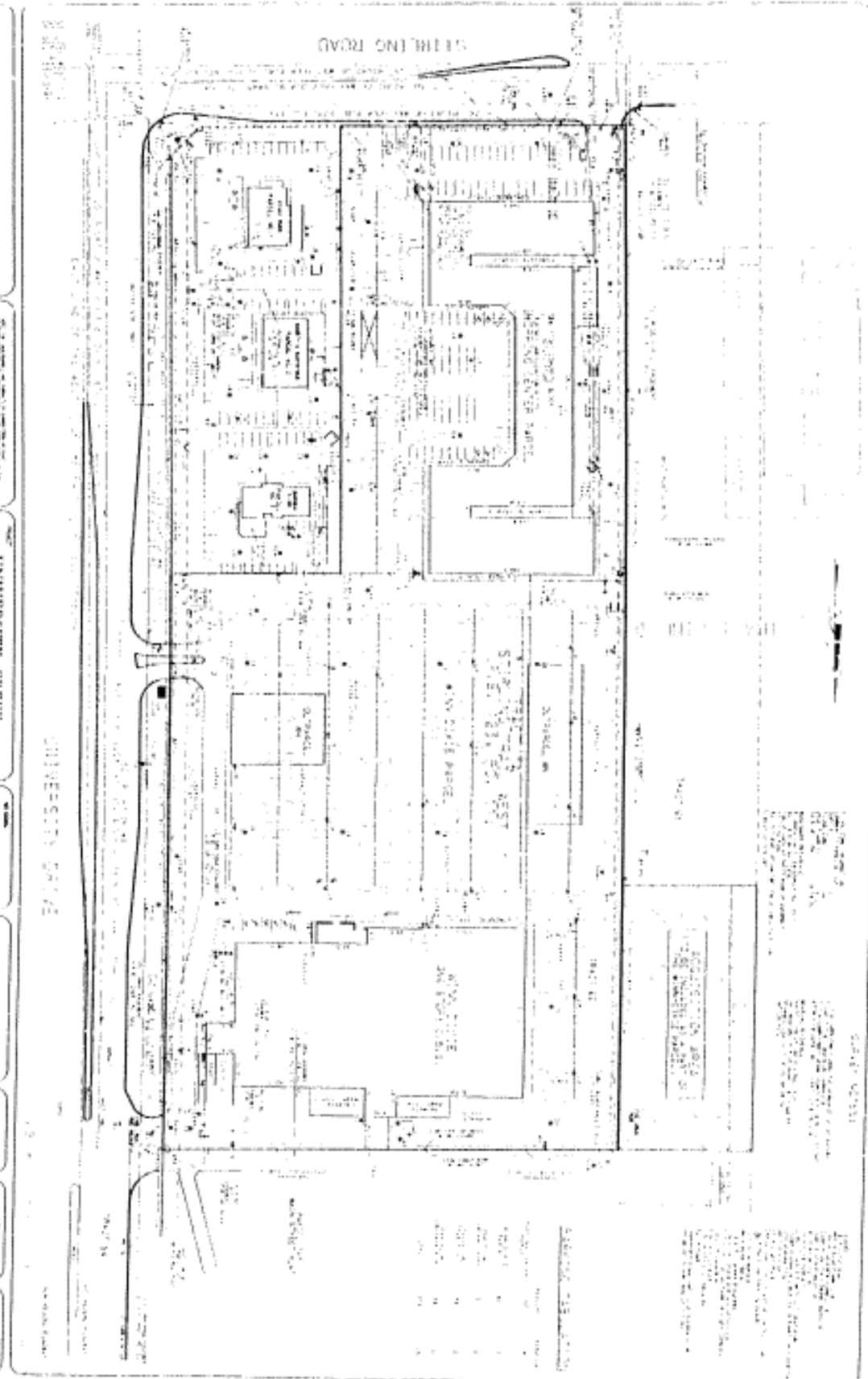
UNIVERSITY CREEK
 PLAZA
 BOUNDARY SURVEY

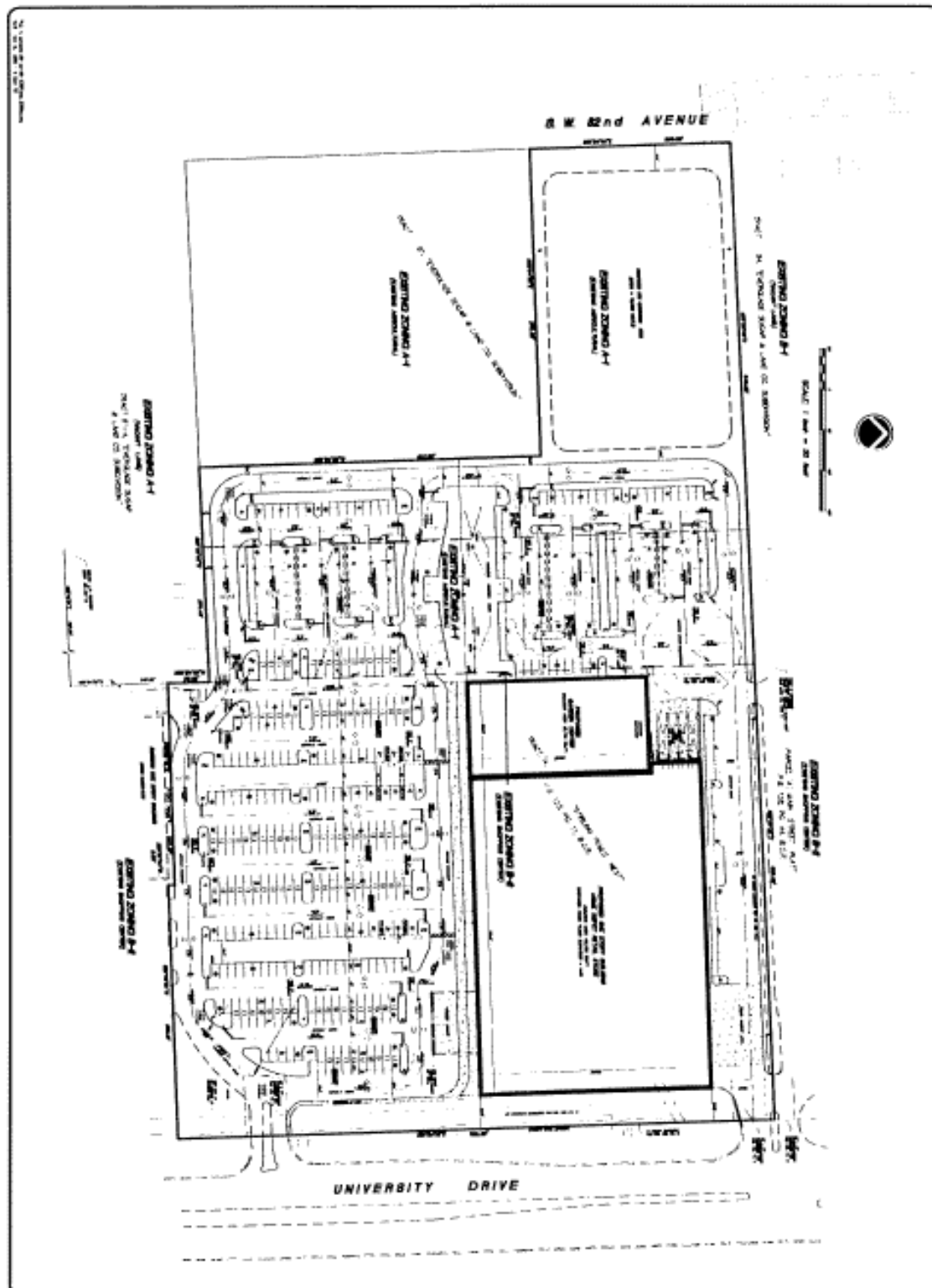
UNIVERSITY CREEK
 PLAZA
 BOUNDARY SURVEY

UNIVERSITY CREEK
 PLAZA
 BOUNDARY SURVEY

UNIVERSITY CREEK
 PLAZA
 BOUNDARY SURVEY

UNIVERSITY CREEK
 PLAZA
 BOUNDARY SURVEY





1-25	1-26	1-27	1-28	1-29	1-30	1-31	1-32	1-33	1-34	1-35	1-36	1-37	1-38	1-39	1-40	1-41	1-42	1-43	1-44	1-45	1-46	1-47	1-48	1-49	1-50	1-51	1-52	1-53	1-54	1-55	1-56	1-57	1-58	1-59	1-60	1-61	1-62	1-63	1-64	1-65	1-66	1-67	1-68	1-69	1-70	1-71	1-72	1-73	1-74	1-75	1-76	1-77	1-78	1-79	1-80	1-81	1-82	1-83	1-84	1-85	1-86	1-87	1-88	1-89	1-90	1-91	1-92	1-93	1-94	1-95	1-96	1-97	1-98	1-99	1-100
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-------

HOME DPO1
STIRLING RD & UNIVERSITY DR.

SITE PLAN

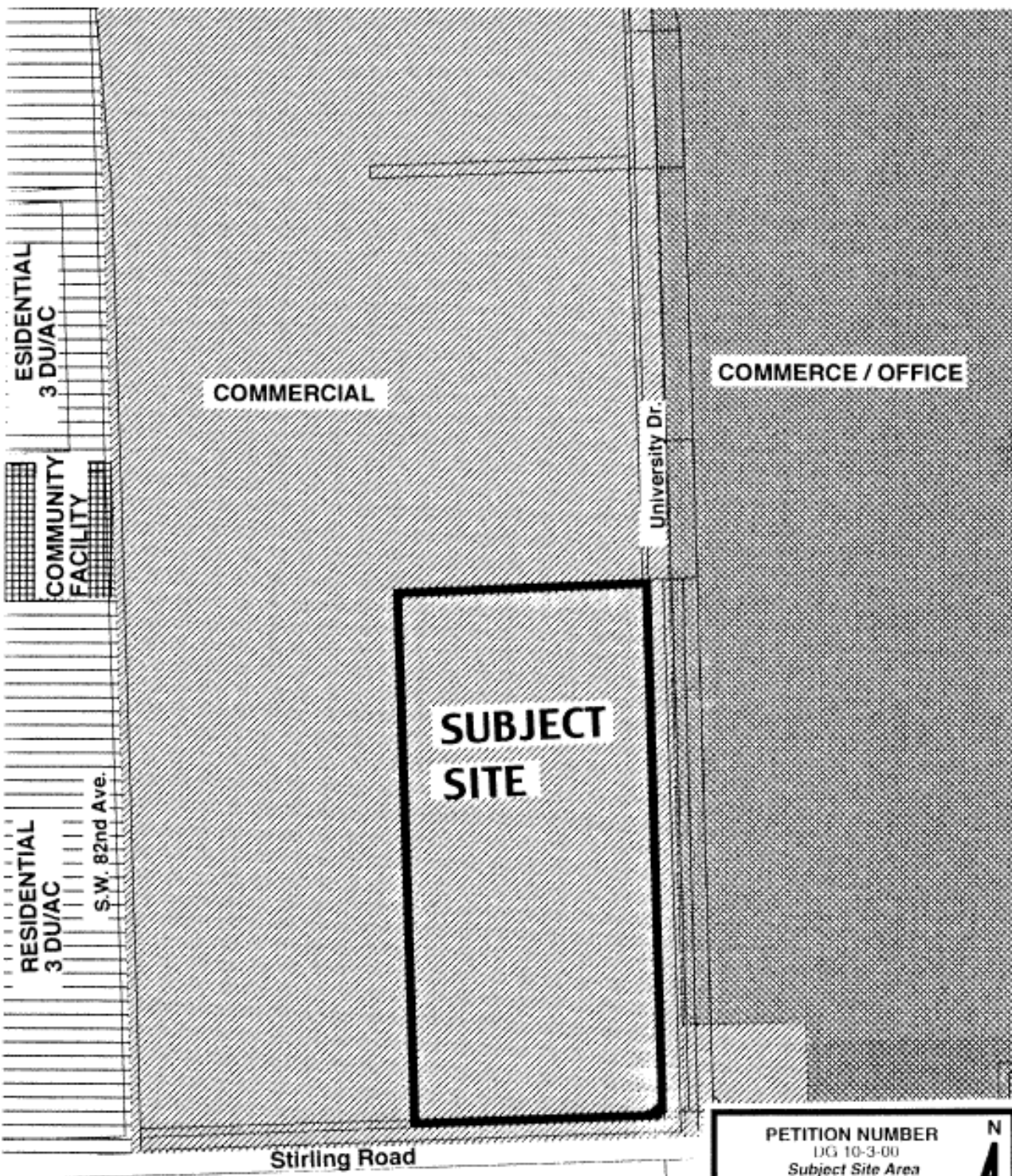
DATE: 10/1/2010

BY: [Signature]

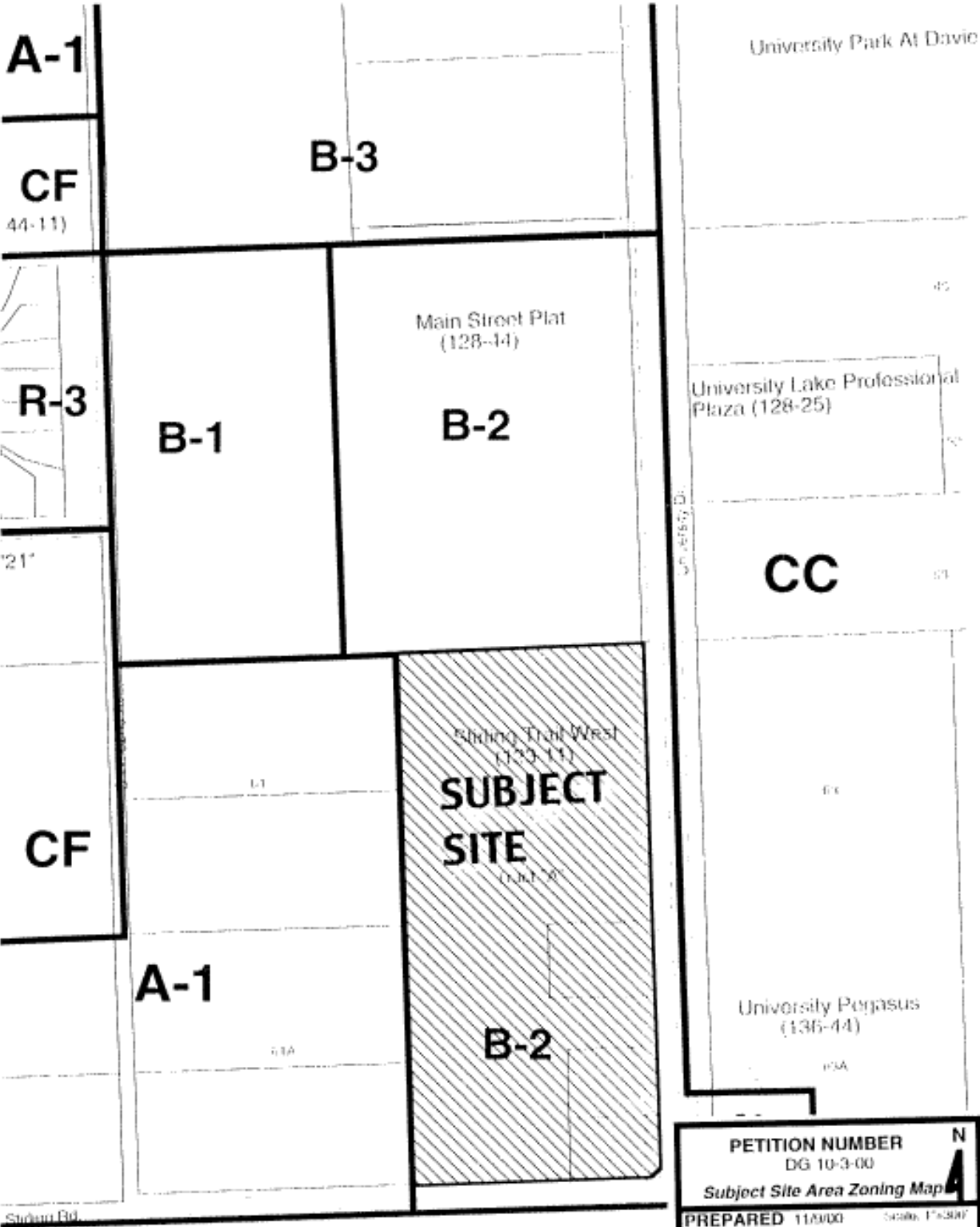
APP: [Signature]

SUN Sun-Tech Engineering, Inc.

1000 S. 10th St., Suite 100
Tulsa, OK 74106
Phone: (918) 438-1111
Fax: (918) 438-1112
Email: info@sun-tech.com



PETITION NUMBER		N
DG 10-3-00		4
Subject Site Area		
Future Land Use Plan		
PREPARED	11/10/00	Scale: 1"=300'
BY THE PLANNING & ZONING DIVISION		



PETITION NUMBER
DG 10-3-00
Subject Site Area Zoning Map **N**
4
PREPARED 11/8/00 SCALE: 1"=500'
BY THE PLANNING &
ZONING DIVISION

